

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- November 15, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the October 18, 2019 regular meeting of the Board.

Approval of the agenda for the November 15, 2019 regular meeting of the Board.

9:00 A.M.

550-19-Z	ZONING DISTRICT: RS-2	WARD: 36
APPLICANT:	Anne Dunne	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3044 N. Rutherford Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 20' to 10', rear setback from 25.04' to zero, north side setback from 6' to zero (south to be 18.11'), combined side setback to be 18.11' for a north side privacy fence at 8' in height .	
551-19-S	ZONING DISTRICT: B1-1	WARD: 19
APPLICANT:	Completely Styled	
OWNER:	11070 S. Western, LLC	
PREMISES AFFECTED:	2406 W. 111th Street	
SUBJECT:	Application for a special use to establish a hair salon.	
552-19-S	ZONING DISTRICT: B3-2	WARD: 25
APPLICANT:	Nereida Aparicio	
OWNER:	Arturo Cortez	
PREMISES AFFECTED:	1750 W. 18th Street	
SUBJECT:	Application for a special use to establish a nail salon.	
553-19-S	ZONING DISTRICT: B1-1	WARD: 9
APPLICANT:	Kiana Frederick dba Pretty Flawless Hair	
OWNER:	David Stewart	
PREMISES AFFECTED:	211 W. 119th Street	
SUBJECT:	Application for a special use to establish a hair salon.	
554-19-S	ZONING DISTRICT: B3-3	WARD: 20
APPLICANT:	Marcial Rosas	
OWNER:	Zeng & Mo Property, LLC	
PREMISES AFFECTED:	1539 W. 47th Street	
SUBJECT:	Application for a special use to establish a barbershop.	

555-19-Z	ZONING DISTRICT: RT-3.5	WARD: 11
APPLICANT:	Mario Razo	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3637-39 S. Parnell Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.97' to 1.8', (south to be 2.4') combined side setback from 4.8' to 2.8' to allow the subdivision of an existing zoning lot into two zoning lots. The existing two-story, two dwelling unit building shall remain.	
556-19-Z	ZONING DISTRICT: RT-3.5	WARD: 11
APPLICANT:	Mario Razo	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3637 S. Parnell Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.97' to 11.83' for a proposed two-story, single family residence with two parking stalls.	
557-19-Z	ZONING DISTRICT: RS-3	WARD: 22
APPLICANT:	Jose Bahena	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2840 S. Ridgeway Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 20' to 3.10' for a proposed two story, front open porch to serve an existing two-story, two dwelling unit building.	
558-19-Z	ZONING DISTRICT: RM-5	WARD: 37
APPLICANT:	OG Management, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	738 N. Avers Avenue	
SUBJECT:	Application for a variation to reduce the number of parking spaces from the required seven to six for the proposed conversion on an existing three-story, six dwelling unit building to a seven dwelling unit building.	
559-19-Z	ZONING DISTRICT: RM-5	WARD: 37
APPLICANT:	OG Management, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	742 N. Avers Avenue	
SUBJECT:	Application for a variation to reduce the required parking from four spaces to three for the conversion of an existing three-story, three dwelling unit building to a four dwelling unit building.	

560-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Metropole Group, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2801 W. Warren Boulevard	
SUBJECT:	Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 982.4 square feet for a proposed three-story, three dwelling unit building.	
561-19-Z	ZONING DISTRICT: B3-2	WARD: 30
APPLICANT:	Wilmot Construction	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3204 N. Lawndale Avenue / 3702 W. Belmont Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 935.93 square feet for a proposed four-story mixed use building with an attached sixteen garage.	
562-19-Z	ZONING DISTRICT: B3-3	WARD: 32
APPLICANT:	KPLN Holdings, LLC	
OWNER:	Southport Lincoln Property Series, LLC / L W East Series, LLC	
PREMISES AFFECTED:	2933-37 N. Southport Avenue/ 2956-58 N. Lincoln Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building with an attached eleven car garage.	
563-19-Z	ZONING DISTRICT: B3-3	WARD: 32
APPLICANT:	KPLN Holdings, LLC	
OWNER:	Southport Lincoln Property Series, LLC / L W East Series, LLC	
PREMISES AFFECTED:	2933-37 N. Southport Avenue/ 2956-58 N. Lincoln Avenue	
SUBJECT:	Application for a variation to reduce the off street parking from the required twelve parking spaces to eleven for a proposed four-story, mixed use building with an attached eleven car garage.	
564-19-Z	ZONING DISTRICT: RM-5	WARD: 20
APPLICANT:	KMW Communities, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6202 S. Greenwood Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 7.92' to 6', south setback from 7.88' to 6' (north to be zero for corner lot) and reduce the roof top stair enclosure setback from 20' to 10' for a proposed four-story, six dwelling unit building.	
565-19-Z	ZONING DISTRICT: RM-5	WARD: 20
APPLICANT:	KMW Communities, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6202 S. Greenwood Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 273 square feet to zero for a proposed four-story, six dwelling unit building.	

566-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Noah Properties, LLC	
OWNER:	John A. Newhouse	
PREMISES AFFECTED:	2339 W. Shakespeare Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 13.03' to 8.5', east setback from 2' to zero, combined side setback from 4.8' to 2', rear setback from 28' to 2' for a proposed two-story, single family residence with rear open deck and an attached two-car garage with roof deck.	
567-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Noah Properties, LLC	
OWNER:	John A. Newhouse	
PREMISES AFFECTED:	2339 W. Shakespeare Avenue	
SUBJECT:	Application for a variation to relocate the required 225 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed two-story, single family residence with rear open deck and an attached two-car garage with roof deck.	
568-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Noah Properties, LLC	
OWNER:	John A. Newhouse	
PREMISES AFFECTED:	2341 W. Shakespeare Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12.85' to 8.5', both side yard setbacks from 2' to zero, combined side yard setback from 4.8' to zero, rear yard setback from 28' to 2' for a proposed two-story, single family residence with a rear open deck and attached two-car garage with roof deck.	
569-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Noah Properties, LLC	
OWNER:	John A. Newhouse	
PREMISES AFFECTED:	2341 W. Shakespeare Avenue	
SUBJECT:	Application for a variation to relocate the required rear yard open space to the roof of the proposed attached garage which will serve the proposed single family residence with a rear open deck and attached two car garage with roof deck.	
570-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Marz Community Brewing	
OWNER:	1965 Exchange, LLC, Boise Baum Trading Co., LLC, District 18 Two, LLC	
PREMISES AFFECTED:	1950 N. Western Avenue	
SUBJECT:	Application for a special use to establish a tavern.	

571-19-S	ZONING DISTRICT: M1-3	WARD: 3
APPLICANT:	D3: Dre's Diesel Dome, LLC	
OWNER:	2635 South Wabash Realty, LLC	
PREMISES AFFECTED:	2635 S. Wabash Avenue	
SUBJECT:	Application for a special use to establish a 4,215 square foot fitness center (Sports and Recreation Participant) in an existing four-story mixed use building.	

572-19-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Sustainabuild, LLC 2345	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2345 W. Monroe Street	
SUBJECT:	Application for a variation to reduce the front setback (W. Wilcox Street) from the required 15' to 2', east side setback from 3.84' to zero (west to be zero), combined side setback from 9.6' to zero for a proposed four-story, nine dwelling unit building with detached two car garage with roof deck and access stair and detached four-car garage in front (W. Wilcox St.).	

573-19-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Sustainabuild, LLC 2345	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2345 W. Monroe Street	
SUBJECT:	Application for a variation to reduce the required unobstructed midway building separation for through-lots from 26' to zero for a proposed four-story, nine dwelling unit building with detached two car garage with roof deck and access stair and four-car detached garage in front (W. Wilcox St.).	

574-19-Z	ZONING DISTRICT: RT-4	WARD: 26
APPLICANT:	ATK Development, LLC Series 2422	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2422 W. Iowa Street	
SUBJECT:	Application for a variation to reduce the minimum lot area from 3,000 square feet to 2,990.88 for a proposed three-story, three dwelling unit building with rear open porch, rooftop stairway enclosure and three-car parking car port.	

575-19-S	ZONING DISTRICT: B3-1	WARD: 34
APPLICANT:	Sirrah Food Industries	
OWNER:	Evangeline and Paul Mophos	
PREMISES AFFECTED:	10258 S. Halsted Street	
SUBJECT:	Application for a special use to establish a two-lane drive through facility to serve a proposed restaurant in an existing one-story building to be converted from a financial service use.	

576-19-Z	ZONING DISTRICT: B2-5	WARD: 46
APPLICANT:	Lawrence 1101, LLC & Fulton West Loop Lawrence, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4738-50 N. Winthrop Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.42' to zero, rear setback from 30' to 10' on floors containing dwelling units for a proposed four-story, eighty-four total (mix of efficiency and dwelling units) with thirty-seven on-site parking spaces, roof top stair and elevator enclosure with residential roof deck which shall be located within a transit served location.	
577-19-S	ZONING DISTRICT: B3-1	WARD: 26
APPLICANT:	Jasmine Reyes dba All Jazzed Up, LLC	
OWNER:	Eduardo DeJesus	
PREMISES AFFECTED:	3822 W. North Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	
578-19-S	ZONING DISTRICT: B3-2	WARD: 17
APPLICANT:	Best Chicagoland LLC, dba Urban Luxe Salon	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6848 S. Ashland Avenue	
SUBJECT:	Application for a special use to establish a hair and nail salon.	
579-19-S	ZONING DISTRICT: DS-3	WARD: 27
APPLICANT:	ZS Dev Peoria Green, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	123 S. Peoria Street / 128 S. Green Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed six-story, twenty-five dwelling unit building.	
580-19-Z	ZONING DISTRICT: DS-3	WARD: 27
APPLICANT:	ZS Dev Peoria Green, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	123 S. Peoria Street / 128 S. Green Street	
SUBJECT:	Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed six-story, twenty-five dwelling unit building.	
581-19-S	ZONING DISTRICT: B3-2	WARD: 10
APPLICANT:	Daniel Lopez Torres dba New York Hairstyle Academy Inc.	
OWNER:	Ted Marvrakis	
PREMISES AFFECTED:	9214 S. Commercial Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	

583-19-S	ZONING DISTRICT: B3-2	WARD: 6
APPLICANT:	Lacore Styling & Company, LLC	
OWNER:	211 E. 79th St., LLC	
PREMISES AFFECTED:	213 E. 79th Street	
SUBJECT:	Application for a special use to establish a hair salon.	

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2:00 P.M.

584-19-Z
APPLICANT: Delta Life Services, LLC
OWNER: Sisters of the Resurrection (an Illinois not-for-profit)
PREMISES AFFECTED: 7432 & 7500 S. Talcott Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 10.6' at the existing convent building at 7432 W. Talcott Avenue to allow the division of an existing zoning lot into two new zoning lots. The existing convent shall be converted to a seventy-two unit assisted living facility. The existing high school building at 7500 W. Talcott Avenue shall remain.

585-19-Z
APPLICANT: Delta Life Services, LLC
OWNER: Sisters of the Resurrection (an Illinois not-for profit)
PREMISES AFFECTED: 7432 & 7500 W. Talcott Avenue
SUBJECT: Application for a variation to reduce the rear yard open space for the existing convent building at 7432 W. Talcott Avenue from the required 6,859.18 square feet to 970.43 square feet to permit the subdivision of one zoning lot into two zoning lots. The existing convent shall be converted to a seventy-two unit assisted living facility. The existing high school building at 7500 W. Talcott Avenue shall remain.

586-19-S
APPLICANT: 2149-51 W Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2149-51 W. Belmont Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with an attached six car garage with roof deck and one story open deck above.

587-19-Z
APPLICANT: 2149-51 W Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2149-51 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with an attached six car garage with roof deck and one story open deck above.

588-19-Z	ZONING DISTRICT: C1-2	WARD: 32
APPLICANT:	2149-51 W Belmont, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2149-51 W. Belmont Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area per unit from the required 1,000 square feet to 999.6 square feet for a proposed four-story, six dwelling unit building with an attached six car garage with roof deck and one story open deck above.	
 589-19-Z	 ZONING DISTRICT: RS-3	 WARD: 47
APPLICANT:	Matthew Carpenter & Angela Melendez	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3541 N. Hermitage Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2' to zero (south to be 3.1') combined side setback from 5' to 3.1' for an existing rear one-story addition and a proposed second floor addition to the existing two-story single family residence.	
 590-19-A	 ZONING DISTRICT: RT-4	 WARD: 32
APPLICANT:	Corine A. O'Hara dba Corett Builders Corp.	
OWNER:	Same as appellant	
PREMISES AFFECTED:	2855 N. Ashland Avenue	
SUBJECT:	Application for an appeal of the decision of the office of the Zoning Administrator in refusing to recognize 2855 N. Ashland as a two dwelling unit building.	
 591-19-Z	 ZONING DISTRICT: C1-3	 WARD: 27
APPLICANT:	1100-1114 W. Randolph Associates, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1100-12 W. Randolph Street	
SUBJECT:	Application for a variation to reduce the off-street parking from the required forty-three spaces to zero for a proposed retail and office building which shall be located within 1,320 feet of a CTA rail station.	
 592-19-Z	 ZONING DISTRICT: C1-3	 WARD: 27
APPLICANT:	1100-1114 W. Randolph Associates, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1100-12 W. Randolph Street	
SUBJECT:	Application for a variation to reduce the off-street loading zone requirement from one to zero for a proposed three-story retail and office building which shall be located within 1,320 feet of a CTA rail station.	

593-19-Z	ZONING DISTRICT: RT-4	WARD: 1
APPLICANT:	2738 W Cortez Condominium Association	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2738 W. Cortez Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.4' to 2', east and west side setback from 2' each to zero, combined side setback from 5' to zero for a proposed garage roof deck with access bridge in the rear of an existing three-story, three dwelling unit building.	

594-19-Z **ZONING DISTRICT:** RT-4 **WARD:** 1
APPLICANT: 2738 W Cortez Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 2738 W. Cortez Street
SUBJECT: Application for a variation to relocate the required 202 square feet of rear yard open to a proposed garage roof top deck which will serve the existing three-story, three dwelling unit building with garage with access bridge to the proposed roof deck.

595-19-Z **ZONING DISTRICT:** RT-4 **WARD:** 1
APPLICANT: 2738 W Cortez Street Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 2738 W. Cortez Street
SUBJECT: Application for a variation to reduce the required number off-street parking three parking spaces to two for a proposed garage roof deck with access bridge at the rear of the existing three-story, three dwelling unit building.

596-19-S	ZONING DISTRICT: B2-3	WARD: 28
APPLICANT:	An Abstract Grooming Company / Simeon O Haynes	
OWNER:	Bob Louis Group, LLC	
PREMISES AFFECTED:	900 S. Western Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	

CONTINUANCES

327-19-Z	ZONING DISTRICT: B2-3	WARD: 1
APPLICANT:	Tim Pomaville	
OWNER:	Ambrosia Homes of Illinois, LLC Series 39	
PREMISES AFFECTED:	2438 N. Western Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.	

376-19-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	Kriser's Feeding Pets For Life, LLC	
OWNER:	MR 3629 Western Waveland, LLC	
PREMISES AFFECTED:	3649 N. Western Avenue	
SUBJECT:	Application for a special use to establish an animal shelter / boarding, animal training/ day care facility.	
407-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	1913 N. Halsted Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 N. Halsted Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 39.3' to 28.58' for a proposed four-story, two dwelling unit building.	
408-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	1913 N. Halsted, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 N. Halsted Street	
SUBJECT:	Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.	
415-19-S	ZONING DISTRICT: B3-1	WARD: 35
APPLICANT:	7-Eleven, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4346 N. Kimball Avenue	
SUBJECT:	Application for a special use to establish a gas station.	
465-19-Z	ZONING DISTRICT: C1-3	WARD: 32
APPLICANT:	Gino Battaglia	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1740 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to reduce the required total off-street parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed use building.	
524-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	Sarah & Todd Shraiberg	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2204 N. Orchard Street	
SUBJECT:	Application for a variation to reduce the north and south side setback from 2' to zero, combined side setback from 4.8' to zero, rear setback from 35' to zero for a proposed three-story, single family residence with an attached two-car garage with living area above and roof deck.	

528-19-Z	ZONING DISTRICT: C1-2	WARD: 8
APPLICANT:	Education & Entertainment, Inc.	
OWNER:	Leonas Properties, LLC	
PREMISES AFFECTED:	9156 S. Stony Island Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to provide recreational services, live theatrical performances, dancing comedy and rental space which is located within 125' of a residential district.	

538-19-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Michael Kang	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2147 W. Thomas Street	
SUBJECT:	Application for a variation to reduce the east side setback from the required 2.4' to zero (west to be zero), combined side setback from 2.4' to zero for a proposed one-story addition to the existing one-story, single family residence.	

539-19-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Michael Kang	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2147 W. Thomas Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 194.73 square feet to 115 square feet for a proposed rear one-story addition to the existing one-story, single family residence.	

548-19-A	ZONING DISTRICT: RS-1	WARD: 41
APPLICANT:	Irony, LLC	
OWNER:	Same as appellant	
PREMISES AFFECTED:	6854 W. Thorndale Avenue	
SUBJECT:	Application for an appeal of the decision of the office of the Zoning Administrator in refusing to recognize 6854 W. Thorndale as a buildable lot.	

VOTE ONLY

359-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Chi Partners, LLC 2711 Washtenaw Series	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2711 N. Washtenaw Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.	

WARD: 32

Chi Partners, LLC 2711 Washtenaw Series

Same as applicant

2711 N. Washtenaw Avenue

Application for a variation to reduce the required off-street parking from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit building.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of October 18, 2019.

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